

167 Hayling Avenue, Portsmouth

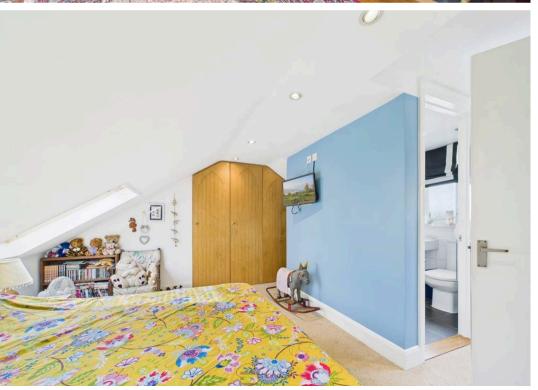
Offers in Region of £390,000











167 Hayling Avenue

Portsmouth, Portsmouth

This attractive four-bedroom family home blends period character with modern comfort, ideally located near top schools, green spaces, and excellent transport links. The neat front garden welcomes you into a spacious hallway featuring stained glass windows, elegant bannisters, wood flooring, a classic radiator, and handy understairs storage. The wood floors continue into a bright living room with a striking fireplace, bay window, and classic coving-perfect for relaxing. The generous dining room, also with a feature fireplace, opens to a versatile sunroom overlooking the low-maintenance garden, with patio doors for easy access. The contemporary kitchen includes a butler's sink. Upstairs, the modern bathroom features a shower over the bath, two double bedrooms with ample storage, and a third suitable as a child's room, guest space, or home office. The top floor offers a lightfilled main bedroom with velux windows, built-in storage, and a stylish ensuite. The garden includes a paved area with mature shrubs, a shed, garage access, and a grassy section for extra parking and storage. A versatile, ready-to-move-in family home.

Material Information • Tenure: Freehold • Council Tax: Band C
• Electricity: Mains Supply • Heating: Gas • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard,
Superfast and Ultrafast Fibre are all available in this area •
Parking: Double Garage & Off Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk







Approximate total area⁽¹⁾

1131 ft² 105 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration

GIRAFFE360



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